

**ZONING:**  
THE PROPERTY IS LOCATED WITHIN A BUSINESS ZONE.

**REQUIREMENTS:**  
AREA: 20,000 S.F.  
FRONTAGE: 125'  
DEPTH: 160'  
LOT WIDTH: 112.5'  
HEIGHT: 3 STORIES - 40'

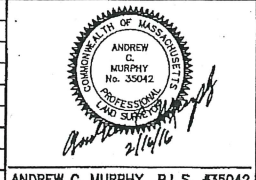
**COVERAGE -**  
STRUCTURES: 50%  
STRUC. & PAVING: 60%  
**SETBACKS-**  
FRONT: 40'  
SIDE: 20'  
REAR: 30'

THE PROPERTY IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICT.  
A PORTION OF THE SITE LIES WITHIN THE 100 YEAR  
FLOOD ZONE AE (ELEVATION 228) AND THE REMAINDER  
IS LOCATED WITHIN ZONE C AS SHOWN ON MAP  
2502100308E DATED JULY 17, 2012.

**REFERENCES:**  
PLAN 1173 OF 1966  
PLAN 158 OF 1968  
PLAN 1133 OF 1957  
PLAN 254 OF 1956  
PLAN 1175 OF 1978  
PLAN 40 OF 2012

PLAN OF LAND  
GROVE STREET & OLD GROVE STREET  
FRANKLIN, MASSACHUSETTS  
FOR  
TOWN OF FRANKLIN  
355 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS  
DECEMBER 7, 2015  
SCALE: 1" = 20'

THIS SURVEY AND PLAN WERE PREPARED  
IN ACCORDANCE WITH THE PROCEDURAL  
AND TECHNICAL STANDARDS FOR THE  
PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.  
  
I DECLARE THAT THIS PLAN HAS BEEN  
PREPARED IN CONFORMITY WITH THE  
RULES AND REGULATIONS OF THE  
REGISTERS OF DEEDS OF THE  
COMMONWEALTH OF MASSACHUSETTS



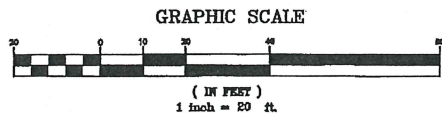
DATE	FIELD BY:	INT.
3/13	RRG	
BK#	FIELD BOOK	PG#
8/15	RRG	
8/15	DESIGNED BY:	RRG
8/15	DRAWN BY:	COMP
8/15	CHECKED BY:	AM

**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-8560 FAX 508-384-8566

DATE	DEC. 7, 2015
SCALE	1" = 20'
PROJECT	UC396
SHEET	1 of 1

APPROVAL UNDER SUBDIVISION CONTROL LAW  
NOT REQUIRED  
FRANKLIN PLANNING BOARD

DATE	



NO.	DATE	DESCRIPTION	BY
1	2/16/16	ADDED SEWER EASEMENT	RRG